

In Re:  
Hoggarth Stephen  
Debtor

Case No.: 19-15291  
Chapter: 13  
Judge: Michael B. Kaplan

---

**NOTICE OF PROPOSED PRIVATE SALE**

---

Candyce Smith-Sklar, Esq., Attorney for Debtor, in this case proposes to sell property of the estate to the persons and on the terms described below. If you object to the sale, you must file a written objection with the Clerk of the United States Bankruptcy Court and serve it on the party listed below not later than 7 days before the hearing date.

Address of the Clerk: CLERK UNITED STATES BANKRUPTCY COURT  
CLARKSON S. FISHER FED. COURTHOUSE  
402 E. STATE STREET, ROOM 8  
TRENTON, NJ 08608

If an objection is filed, a hearing will be held before the Honorable Michael B. Kaplan, chief judge on December 27 at 9:00 a.m. at the United States Bankruptcy Court, courtroom no. 8, 402 E. State Street, Trenton, NJ 08608. (Hearing date must be at least 28 days from the date of this notice). If no objection to the sale is filed, the clerk will enter a Certification of No Objection and the sale will be held as proposed.

Description of property to be sold: 2172 Princeton Pike, Lawrence Township, NJ 08648

Proposed Purchaser: Hassan Zag and Houria Boujilali  
180 Franklin Corner Rd., Unit L 10, Lawrenceville, NJ 08648

Sale price: \$320,000 (Three Hundred and Twenty thousand dollars)

☒ Pursuant to D.N.J. LBR 6004-5, I request to pay the real estate broker and/or real estate attorney at closing on the terms set forth below.

Name of Professional: Sklar Smith-Sklar, Esq.  
Amount to be paid: \$950.00  
Services rendered: Review contract, prepare addendum to Contract of Sale  
obtained payoffs, review inspection reports  
research liens to determine if satisfied  
and document preparation for closing.

Higher and better offers will be received. They must be in writing and filed with the clerk not later than 7 days before the hearing date set forth above.

Objections must be served on, and requests for additional information directed to:

Name: Candyce Smith-Sklar, Esq., c/o Law Offices of Sklar Smith-Sklar, LLC  
Address: 1901 N. Olden Ave., Suite 22, Ewing, NJ 08618  
Telephone No.: (609) 882-9800 Fax: (609) 538-1399 email: mail@njpalaw.co

In re:  
Hoggarth Stephen  
Debtor

Case No. 19-15291-MBK  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0312-3

User: admin

Page 1 of 3

Date Rcvd: Nov 27, 2023

Form ID: pdf905

Total Noticed: 19

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.
^	Addresses marked '^' were sent via mandatory electronic bankruptcy noticing pursuant to Fed. R. Bank. P. 9036.
##	Addresses marked '##' were identified by the USPS National Change of Address system as undeliverable. Notices will no longer be delivered by the USPS to these addresses; therefore, they have been bypassed. The debtor's attorney or pro se debtor was advised that the specified notice was undeliverable.

**Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Nov 29, 2023:**

Recip ID	Recipient Name and Address
db	+ Hoggarth Stephen, 2172 Princeton Pike, Lawrence Township, NJ 08648-4333
r	+ Jerome Beckwood, 2172 Princeton Pike, Lawrence Township, NJ 08648-4333

TOTAL: 2

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: usanj.njbankr@usdoj.gov	Nov 27 2023 20:52:00	U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534
smg	+ Email/Text: ustpreion03.ne.ecf@usdoj.gov	Nov 27 2023 20:52:00	United States Trustee, Office of the United States Trustee, 1085 Raymond Blvd., One Newark Center, Suite 2100, Newark, NJ 07102-5235
518132293	+ Email/Text: documentfiling@lciinc.com	Nov 27 2023 20:51:00	COMCAST, PO BOX 1931, Burlingame, CA 94011-1931
518121300	Email/Text: cfcbackoffice@contfinco.com	Nov 27 2023 20:52:00	Continental Finance Company, Attn: Bankruptcy, Po Box 8099, Newark, DE 19714
518121301	Email/Text: bankruptcy@cunj.org	Nov 27 2023 20:52:00	Credit Union of New Jersey, Attn: Bankruptcy, Po Box 7921, Ewing, NJ 08628
518121298	+ Email/PDF: acg.coaf.ebn@aisinfo.com	Nov 27 2023 21:07:51	Capital One Auto Finance, Attn: Bankruptcy, Po Box 30285, Salt Lake City, UT 84130-0285
518121299	+ Email/PDF: AIS.cocard.ebn@aisinfo.com	Nov 27 2023 21:07:34	Capital One/Best Buy, Attn: Bankruptcy, Po Box 30285, Salt Lake City, UT 84130-0285
518121302	^ MEBN	Nov 27 2023 20:51:51	Eastern Account System, Inc., Po Box 837, Newtown, CT 06470-0837
518121303	+ Email/PDF: acg.exeter.ebn@aisinfo.com	Nov 27 2023 20:57:02	Exeter Finance Corp, Po Box 166008, Irving, TX 75016-6008
518121305	+ Email/Text: bknotices@fmsfinancialsolutions.com	Nov 27 2023 20:52:00	Fms Financial Solution, 9001 Edmonston Rd Ste 20, Greenbelt, MD 20770-4073
518134708	+ Email/Text: BKRMailOps@weltman.com	Nov 27 2023 20:52:00	GARDENS AT MAPLEWOOD, c/o Weltman, Weinberg & Reis, Co., L.P.A, 323 W. Lakeside Avenue, Ste 200, Cleveland, OH 44113-1009
518121306	+ Email/PDF: resurgentbknotifications@resurgent.com	Nov 27 2023 21:07:21	LVNV Funding, P.O. Box 10497, Greenville, SC 29603-0497
518273920	+ Email/Text: RASEBN@raslg.com	Nov 27 2023 20:52:00	Nationstar Mortgage LLC, RAS Citron, LLC, 130 Clinton Road, Suite 202, Fairfield, NJ 07004-2927
520012845	+ Email/Text: RASEBN@raslg.com		

District/off: 0312-3

User: admin

Page 2 of 3

Date Rcvd: Nov 27, 2023

Form ID: pdf905

Total Noticed: 19

		Nov 27 2023 20:52:00	Nationstar Mortgage LLC, Robertson, Anschutz, Schneid, Crane, 13010 Morris Road, Suite 450, Alpharetta, GA 30004-2001
518184440	+ Email/Text: nsm_bk_notices@mrcooper.com	Nov 27 2023 20:52:00	Nationstar Mortgage LLC D/B/A Mr. Cooper, PO Box 619096, Dallas TX 75261-9096
518121307	+ Email/Text: nsm_bk_notices@mrcooper.com	Nov 27 2023 20:52:00	Pacific Union Financial, Attn: Bankruptcy, 1603 Lbj Freeway, Suite 500, Farmers Branch, TX 75234-6071
518121308	+ Email/Text: ecourts.col_efilings@fskslaw.com	Nov 27 2023 20:52:00	Pacific Union Financial, c/o Fein, Such, Kahn and Shepard P.C, 7 Century Drive, Suite 201, Parsippany, NJ 07054-4609

TOTAL: 17

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
cr		Robertson, Anschutz, Schneid, Crane & Partners, PL, 130 Clinton Rd #202, FAIRFIELD,
cr	*+	Nationstar Mortgage LLC, RAS Citron, LLC, 130 Clinton Road, Suite 202, Fairfield, NJ 07004-2927
cr	*+	Nationstar Mortgage LLC, Robertson, Anschutz, Schneid, Crane, 13010 Morris Road, Suite 450, Alpharetta, GA 30004-2001
518121304	##+	First Progress, Po Box 84010, Columbus, GA 31908-4010

TOTAL: 1 Undeliverable, 2 Duplicate, 1 Out of date forwarding address

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Nov 29, 2023

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on November 24, 2023 at the address(es) listed below:

Name	Email Address
Albert Russo	on behalf of Trustee Albert Russo docs@russotrustee.com
Albert Russo	docs@russotrustee.com
Aleisha Candace Jennings	on behalf of Loss Mitigation NATIONSTAR MORTGAGE LLC d/b/a MR. COOPER ajennings@raslg.com
Aleisha Candace Jennings	on behalf of Creditor Nationstar Mortgage LLC ajennings@raslg.com
Candyce Ilene Smith-Sklar	on behalf of Debtor Hoggarth Stephen njpalaw@gmail.com r56958@notify.bestcase.com
Denise E. Carlon	on behalf of Creditor Nationstar Mortgage LLC dcarlon@kmlawgroup.com bkgroup@kmlawgroup.com
Harold N. Kaplan	on behalf of Loss Mitigation NATIONSTAR MORTGAGE LLC d/b/a MR. COOPER hkaplan@rasnj.com

District/off: 0312-3

User: admin

Page 3 of 3

Date Rcvd: Nov 27, 2023

Form ID: pdf905

Total Noticed: 19

kimwilson@raslg.com

Harold N. Kaplan

on behalf of Creditor Robertson Anschutz, Schneid, Crane & Partners, PLLC hkaplan@rasnj.com, kimwilson@raslg.com

Jill Manzo

on behalf of Loss Mitigation NATIONSTAR MORTGAGE LLC d/b/a MR. COOPER jmanzo@spinellalawgroup.com

Laura M. Egerman

on behalf of Loss Mitigation NATIONSTAR MORTGAGE LLC d/b/a MR. COOPER laura.egerman@mccalla.com  
mccallaecf@ecf.courtdrive.com

Shauna M Deluca

on behalf of Loss Mitigation NATIONSTAR MORTGAGE LLC d/b/a MR. COOPER sdeluca@hasbanilight.com  
hllawpc@gmail.com

Shauna M Deluca

on behalf of Creditor Nationstar Mortgage LLC sdeluca@hasbanilight.com hllawpc@gmail.com

Sindi Mncina

on behalf of Loss Mitigation NATIONSTAR MORTGAGE LLC d/b/a MR. COOPER smncina@raslg.com

Sindi Mncina

on behalf of Creditor Nationstar Mortgage LLC smncina@raslg.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 15